

**Focusing on
the achievements of
Arlington Housing Authority
participants and staff**



Arlington Housing Authority
2003 Annual Report

Focusing on... Arlington Housing Authority 2003

Our Mission

The MISSION of the Arlington Housing Authority (AHA) is to advocate for and expand affordable housing opportunities for the maximum number of low-income individuals and families in Arlington by:

- establishing partnerships with public or private community service providers;
- maintaining and encouraging additional housing choices;
- effectively communicating with internal and external constituencies;
- attracting and retaining knowledgeable staff and Board members by supporting professional development and personal opportunities; and
- maintaining and improving fiscal accountability and operational efficiency.

2003 Year in Review

- ❖ Assisted Family Self-Sufficiency (FSS) participants in becoming first time homeowners
- ❖ Thirteen Family Self-Sufficiency (FSS) participants graduated from the FSS Program
- ❖ Ranked as “High Performing” Housing Authority by United States Department of Housing and Urban Development (HUD) on Section Eight Management Assessment Program (SEMAP)
- ❖ Received Award of Merit from the National Association of Housing and Redevelopment Officials (NAHRO) for formation of Landlord Advisory Committee



Rick Bondurant
Chairman



Mary Jean Moloney
Vice Chair



Rick Harris
Commissioner



Barb von der Heydt
Commissioner

Arlington Housing Authority Board of Commissioners



Rose Samra
Resident Commissioner


A Message from the Executive Director

It is my pleasure to present the Arlington Housing Authority's 2003 Annual Report. The success of any organization is, by large measure, determined by the quality of its leadership. The Arlington Housing Authority is governed by a five member Board of Commissioners who guide the progress and direction of the Authority. I would like to thank them for their insight and leadership throughout 2003.

Assisting the Commissioners are two advisory groups who have offered invaluable insight and input into policies throughout the year. They are the Landlord Advisory Committee and the Resident Advisory Committee. The time they have invested in offering suggestions on proposed program policies is appreciated and valued by both the Board of Commissioners and staff.

In 2003, our efforts have centered on leveraging resources and expertise, building relationships with collaborative partners, and maximizing resources. Affordable housing impacts on our participants' ability to meet basic needs of nutrition, childcare, educational opportunities, and health-care. Over 3,600 low-income families and individuals were provided housing assistance, which resulted in a higher quality-of-life for these families. Staff has also focused on helping our Family Self-Sufficiency (FSS) participants achieve their goals. In 2003, as a result of dedicated efforts, thirteen participants reached their program goals and graduated from the FSS Program.

This Annual Report focuses on several participants of the Family Self-Sufficiency (FSS) Program. Their success stories demonstrate the "can do" spirit of this program. In addition, we have summarized the high points of 2003, which reflect the "can do" spirit of the Arlington Housing Authority staff. The Board of Commissioners, the Landlord Advisory Committee, the Resident Advisory Committee and I are proud of our successful participants and staff.



Sandra Gonzales
Executive Director



Landlord Advisory Committee

Wendell Brown
(Wendell Brown Properties)

Terry Fishback
(World Realty)

Sakinah James-Tahir
(KME Properties)

Mary Morrissey
(Morrissey Properties)

D'Neen Mimms
(Shadowbrook Apts.)

Greg Kauffman
(Rivercrest Apartments)

Ella Sanchez
(Woodland West Apartments)

Resident Advisory Committee

Rose Samra

Veronica Ewing

Artis Lang

Sabrina Young

Yvonda Watts

Laura Whitford

Focusing on... helping FSS participants meet their goals



FSS Coordinators:

Left to Right:
Cynthia Franklin
and Julie Andrews

The Family Self-Sufficiency Program (FSS) was established by Section 554 of the National Affordable Housing Act of 1990 to encourage communities to develop local strategies to help families obtain employment that will lead to economic independence and self-sufficiency. To participate in FSS, families must be currently assisted through the Section 8 voucher program and be committed to personal and family goals.

Housing agencies work with other local partners such as child welfare agencies, educational institutions, and businesses to develop a comprehensive program that provides each FSS family with appropriate educational and job training and other services. This is intended to give the participating family members skills and experiences that will enable them to obtain wages that can sustain them at the end of the FSS Program.

The AHA has operated its Family Self-Sufficiency Program since 1992. Each participating family executes a five year FSS contract with the AHA that specifies the rights and responsibilities of both parties and which identifies goals and services for each family.

In order to obtain full program benefits the head of household must fulfill all contractual requirements. The FSS contract requires that the family comply with the lease (e.g., pay rent on time), that all family members become independent of assistance, and that the head of the family “seek and maintain” suitable employment. Savings accounts are routinely established and are kept in an escrow account until the family “graduates” from the program. Upon completion of the FSS Program Goals, the savings account becomes an asset for the family to use.

Supportive services that each FSS family receives while participating in the FSS Program may include, but are not limited to: childcare; educational opportunities; job training and employment counseling; substance/alcohol abuse treatment or counseling; budgeting, saving and resource management; household skill training; and homeownership counseling.

Focusing on... the dream of economic self-sufficiency and home ownership

FSS Program participants may use their savings accounts toward their new home and may use their vouchers toward their mortgage payments.

The AHA leverages its resources by linking participants interested in homeownership with funding available through the Arlington Housing Finance Corporation. These funds may be used for down payment and closing cost expenses.

In 2003, the AHA has also partnered with Austin Mortgage and Neighborhood Housing Services (NHS) to help make the dream of homeownership a reality.

Rashidda Taylor has been a FSS participant since 2001. She is a single mother with two children ages 9 and 1. Ms. Taylor is currently employed as a teller at a credit union. While participating in the FSS Program, in order to provide a better life for herself and her children, Ms. Taylor has been pursuing her Associates' Degree at Tarrant County College.

Recently, she closed on her home loan and became a first-time homeowner. Ms. Taylor received assistance from Austin Mortgage in obtaining her mortgage. Through Neighborhood Housing Services (NHS) she was linked with down payment and closing cost assistance and was provided credit counseling.

Ms. Taylor plans to use her Section 8 rental assistance voucher towards her monthly mortgage in order to make her dream of homeownership a reality through the AHA Homeownership Program. The AHA is proud of Ms. Taylor's efforts to become self-sufficient and to provide a permanent home for her children.

Other FSS participants that have been successful in reaching their goals are highlighted in the following pages.



FSS Participant:
Rashidda Taylor

Focusing on... education and entrepreneurship



FSS Participant:

Veronica Ewing

Veronica Ewing has been an FSS participant since 1999. During that time, she raised her daughter and completed her Associate's degree at Tarrant County College and is now enrolled at the University of North Texas, Dallas where she is majoring in Rehabilitation Counseling.

While participating in the FSS Program, she has volunteered with Americorps and assisted the Red Cross Family Services Division with providing food, clothing and shelter for families that have experienced a catastrophe. Also, she has volunteered with International Social Services through Catholic Charities to assist refugees find other family members, and to assist victims of tornadoes and hostile military actions. Ms. Ewing has also worked in Grand Prairie where she tutored and mentored teenagers and assisted them in getting their GED's. Currently, she volunteers at her church Resource Center where she provides counseling services.

This record of volunteerism is a tribute to her efforts to "give back" to those less fortunate than she while endeavoring to achieve her Family Self-Sufficiency goals.



FSS Participant:

Lisa McDaniel

Lisa Mc Daniel began the FSS Program in 1995 and completed the program in 2000. When she joined the program, she was a single mother who had had her first child at 15.

Her motto is "Go for it, put your mind to it, and you will be successful." That determination led toward obtaining her child-care administration degree at Tarrant County College while she participated in the FSS Program. She also completed her certification as a Nursing Assistant in Home Health at the Educational Community Institute.

Today, she successfully operates an in-home, 24 hour a day, day-care that is certified through the Child Care Management System. She cares for children from infancy to seven years of age. By developing and managing her own business she is now totally self-sufficient.

Ms. Mc Daniel now wants to build on her own success and to mentor other FSS participants to help them achieve their dreams.

Focusing on... career development and home ownership

Michelle Beltran is a single parent who enrolled in the FSS Program in April of 1998. Through her Section 8 rental assistance, she was able to provide housing for her family while she was attending school.

Due to her determination, and the inspiration she received in the FSS Program, she was able to complete her Bachelor's Degree in Social Work from the University of Texas at Arlington. She has been employed as a Family Advocate/Case Manager for Alliance for Children since 2002.

The FSS Program helped her step up the ladder of success. Recently, she was able to purchase a home for herself and her 11 year old son. She completed the FSS Program in May of 2003.



FSS Participant:

Michelle Beltran

Monica Lamanna began the FSS program in October of 2001 and will complete the program in September of 2006. The FSS program, along with her Section 8 rental assistance, enabled her to complete her Bachelor's Degree in Business at Texas Christian University. She currently works full time for Americredit and has been able to provide a better life for her 9 year old daughter.

While participating in the FSS Program, Monica is concentrating on savings and resource management until she completes her program obligations. At that time, she will be able to use these funds for homeownership, for further educational study, or for other discretionary purposes.



FSS Participant:

Monica Lamanna

Focusing on... improving customer services

The success of the Housing Authority is primarily measured by the impact that its services has on the lives of the participants it serves, and by its relationship with property owners who participate in providing affordable housing to AHA families and individuals.



NAHRO President

Kurk Creager and
Rick Harris, AHA
Commissioner

In the summer of 2003, the AHA initiated the Landlord Advisory Committee, and invited representatives from apartment complexes accepting Section 8 participants to participate in order to improve communications, improve management practices, and to voice concerns.

Since the formation of the committee, quarterly meetings have been held focusing on concerns and methods to improve communication with the Housing Authority. Monthly workshops have been conducted for participating property owners. In addition, weekly orientation sessions are held for new property owners.

As seen in the photo above, in 2003, the AHA received a National Association of Housing Redevelopment Officials (NAHRO) Award of Merit for developing a Landlord Advisory Committee to provide enhanced customer service for the property owners served by the AHA.

Another benchmark of success for the Housing Authority is the “High Performer” status obtained from the U. S. Department of Housing and Urban Development for the Section Eight Management Assessment Program (SEMAP). This is the highest rating that can be given to a housing authority. The AHA has been rated a High Performing agency consistently for the past three years.



Being a “High Performing” housing authority positively impacts the community and affects future funding for Housing Authorities. Therefore, both the NAHRO Award of Merit and SEMAP High Performer status are benchmarks of our staff’s success in meeting the needs of our property owners and participants and enhancing program integrity.

SEMAP Team:

Left to right bottom
row: Joan Hill-Love,
Brenda Brewer.

Second row: Cynthia Javes-
Barton, James Weddle, Sandra
Gonzales

Focusing on... program integrity

The AHA's success in achieving its goals during 2003 was made possible through the dedicated efforts of its entire staff who continue to serve participants with empathy, dignity and compassion. Through team efforts, the AHA will continue to focus on achieving success by implementing additional initiatives and strategies to improve the lives of the families we serve.



Inspection Team:

Left to right bottom row: Vickie Pierce, Jessica Parry, Brenda Brewer, Amber Sluder. Second row: Garlene Weaver, Tim Simmons, Paul Shaffer, Tim Jones, Serena Smith



Housing Specialist Team:

Left to right bottom row: Melinda Warren, Christy Beck, Lydia Fierro-Willingham, Jeanette Culwell. Second row: Jesse Lopez, Lanesha Linzy, Joan Hill-Love, James Weddle



Front Office/ Intake Team:

Left to right: Rafaela Ollarzabal, Iris Walker, Carolina Molina, Kim Sharp, Nina Von Falkenstein, Crystal Abshari



Purchasing/Finance Team:

Left to right: Elvira Freeman, Cathy Ward



Integrity/Portability/ Quality Control Team:

Left to right: Theresa Eskridge, Jackie Rhodes, Joyce Jones

Financial Statements... Balance Sheets

Years Ended September 30, 2003 and 2002

ASSETS	<u>2003</u>	<u>2002</u>
Current Assets		
Cash and cash equivalents	\$382,686	\$1,563,456
Investments (at cost)	1,862,000	2,045,594
Adjustments to market	<u>18,844</u>	<u>28,101</u>
Investments at market	<u>1,880,844</u>	<u>2,073,695</u>
Grants receivable	377,266	131,701
Accrued interest receivable	11,912	16,514
Prepaid expenses	<u>2,044,194</u>	<u>6,866</u>
Total current assets	<u>4,696,902</u>	<u>3,792,232</u>
Capital assets, net of accumulated depreciation	<u>492,266</u>	<u>545,856</u>
Total assets	<u>\$5,189,168</u>	<u>\$4,338,088</u>
LIABILITIES AND NET ASSETS		
Liabilities		
Current liabilities:		
Accounts payable	\$2,200,890	\$ 212,237
Accrued liabilities	16,433	195,869
Total current liabilities	<u>2,217,323</u>	<u>408,106</u>
Noncurrent-FSS Escrows and compensated absences	<u>498,789</u>	<u>492,145</u>
Total liabilities	<u>2,716,112</u>	<u>900,251</u>
Net assets (retained earnings):		
Invested in capital assets	492,266	545,856
Unreserved retained earnings	<u>1,980,790</u>	<u>2,891,981</u>
Total net assets	<u>2,473,056</u>	<u>3,437,837</u>
Total liabilities and net assets	<u>\$5,189,168</u>	<u>\$4,338,088</u>

Financial Statements... Statement of Revenues and Changes in Retained Earnings

Years Ended September 30, 2003 and 2002

Revenue	<u>2003</u>	<u>2002</u>
HUD grant revenue	\$26,444,209	\$22,281,890
Investment income	63,787	106,823
Other revenue	<u>39,843</u>	<u>14,168</u>
Total Revenue	<u>26,547,839</u>	<u>22,402,881</u>
Expenses:		
Administrative	2,105,263	1,946,904
Housing Assistance Payments	<u>24,845,805</u>	<u>20,258,903</u>
Total Expenses	<u>26,951,068</u>	<u>22,205,807</u>
Excess of revenue over (under) expenses before depreciation	(403,229)	197,074
Depreciation expense	<u>64,644</u>	<u>39,319</u>
Excess of revenue over (under) expenses	<u>(467,873)</u>	<u>157,755</u>
Beginning net assets (retained earnings)	<u>3,437,837</u>	<u>3,280,082</u>
Distribution to HUD	(496,908)	-
Ending net assets (retained earnings)	<u>\$2,473,056</u>	<u>\$3,437,837</u>

Audited financial statements prepared by Rylander, Clay and Opitz, LLP

For More Information
Call 817 275-3351
Fax 817 861-8097



Office Hours:
8:00 a.m.-5:00 p.m. Monday, Wednesday, Thursday, Friday
8:00 a.m.-7:00 p.m. Tuesdays

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